

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-5 (Residential) zone.

This would allow the enclosure of a 45.3' by 14' patio of which a 45.3' by 7.7' portion (348.81 square feet) is proposed to encroach in the required rear yard setback and to be located to within 21' of the rear property line.

The required front and rear yard cumulative setback total is 45 feet in the R-5 zone district.

BACKGROUND

The applicant is requesting to enclose an existing patio.

CALCULATIONS

Permitted area of encroachment in required rear yard = 360.19 sq. ft. (25.33' [76' lot width ÷ 3] x 14.22' [3/5 of 23.7'])

Requested area of encroachment = 348.81 sq. ft. (45.3' x 7.7')

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 42.3'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

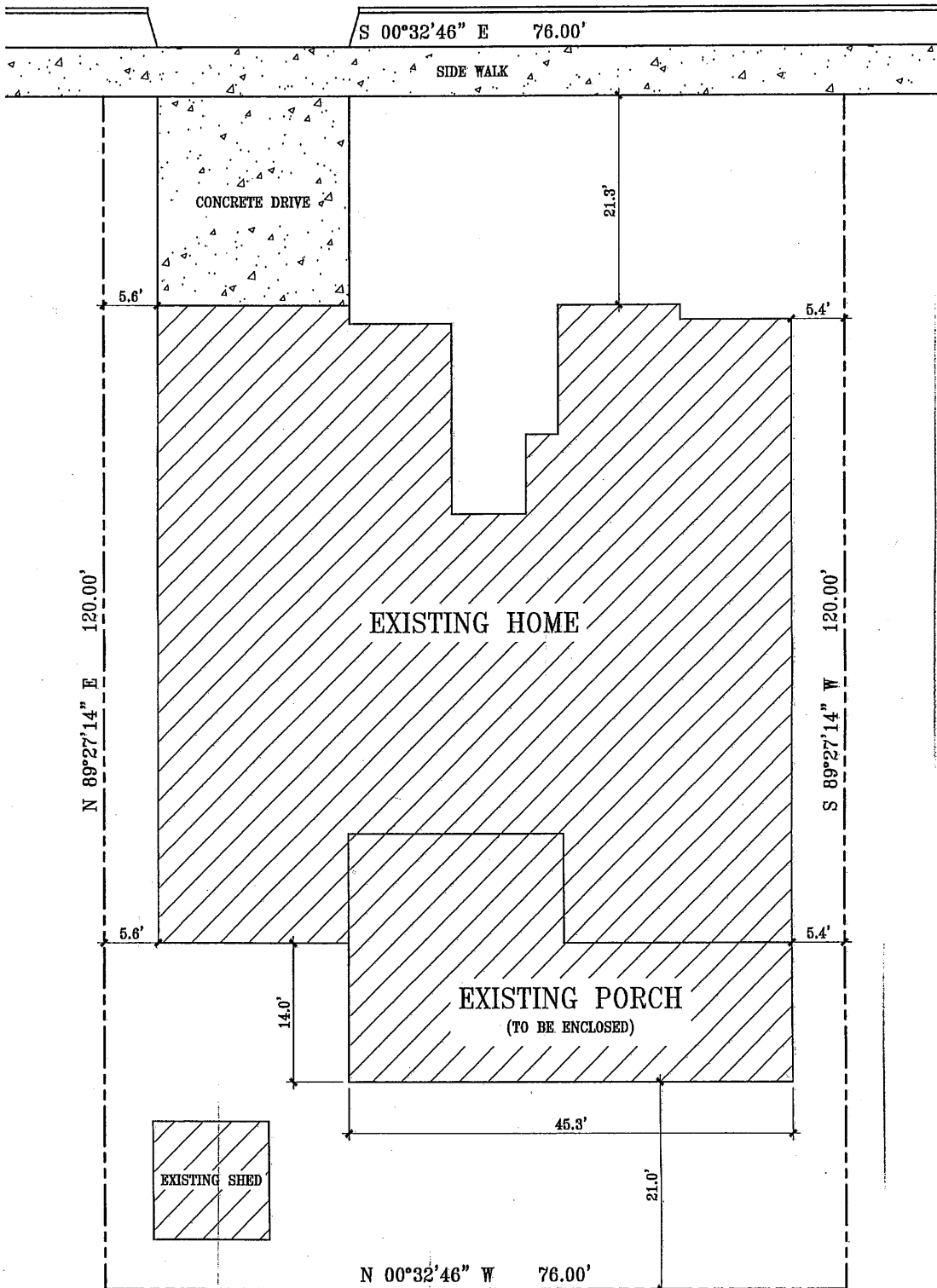
"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

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SITE PLAN - 3129 TIERRA NORA DRIVE

SCALE: $\frac{3}{32}" = 1'-0"$

ZONING MAP



NOTIFICATION MAP

